



Bryan Bishop
and partners

Lower Green
Tewin, AL6 0LA

Guide price £595,000



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this modern three bedroom end of terrace house in the pretty and very popular Hertfordshire village of Tewin. Boasting a spacious open plan ground floor with a useful guest cloakroom, a lovely enclosed garden with a super conservatory, a detached garage with direct access from the garden, this is an ideal family home in the centre of a vibrant village community.

Accommodation:

The property is in immaculate decorative order throughout, with the top quality fit and finish of the interior matching harmoniously with the overall design of the exterior, mirroring the Scandinavian inspired clean, sharp, modern lines created by the architect. The attractive front door, with surrounding glazed panels, opens into a neat entrance hall. From here, part-glazed double doors in light oak open into the large lounge/dining room, whilst to the right is a perfectly placed guest cloakroom. The lounge/dining room is a large room by any standards at over twenty-five feet long and is blessed with abundant natural light from three separate aspects. To the front, a glazed door with adjacent full height windows gives useful access out into the front courtyard garden, whilst the rear of the room opens directly into the super conservatory through a large set of glazed sliding doors. This is a really flexible and versatile space, comfortably large enough for multiple sofas and chairs as well as a substantial dining table; just fabulous for family time together and for entertaining guests.

Semi open-plan from the dining area is the well appointed kitchen. Enjoying an intelligent, ergonomic yet stylish design, the kitchen is another light, bright space thanks to its rear facing window and open connection to the dining area and conservatory. Ample storage is ensured by way of a comprehensive array of wall and floor mounted fitted cupboards, which also house a full complement of all the household appliances any family might need. To the rear is the fabulous conservatory, Good size and proportion make this a very usable room, again, with many options as to how it can be utilised to best serve your family's needs. This is a premium quality installation with a substantial brick built base supporting the large expanse of windows and opaque roof. Double doors into the dining area and out to the garden, make it a valuable extra room for every day, all year round. A great room for spending time together as a family or for hanging out with friends, which can be opened to the garden and the house, or closed off for some peace and privacy.







Upstairs are the three bedrooms, two of which have large fitted wardrobes and are still comfortable doubles in size, and enjoy wonderful light through their large picture windows. The third bedroom is the smaller of the three and is currently in use as a spacious office, but would undoubtedly perform just as well as a single bedroom, nursery, gym or playroom. The family bathroom is smart and elegant, with a separate bath including a shower fitting set beneath the generous roof light illuminating the space.

Exterior:

The house is found at the end of a private road, set back from the main road in a well maintained and tranquil setting. There is plenty of off street parking, as well as, attractive areas of bushes, shrubs and open grassed areas to the front. The pretty courtyard garden is accessed through an ornate wrought iron gate and offers a great place for some creative planting within the low level brick boundary. A neat bin store has been incorporated into the front of the house beneath the main tiled roof as it sweeps down to the front wall.

To the rear, the enclosed and sheltered garden is fully paved with decorative flagstones, leaving a shaped border around the outside perimeter, which boasts a lovely and varied display of specimen plants, bushes and shrubs. The garden enjoys a super, open aspect, and being fully secure makes it ideal for children and pets. To the rear of the garden is the garage, accessed by a driveway along the side of the house, but also having a really convenient pedestrian access directly from the garden.

Location:

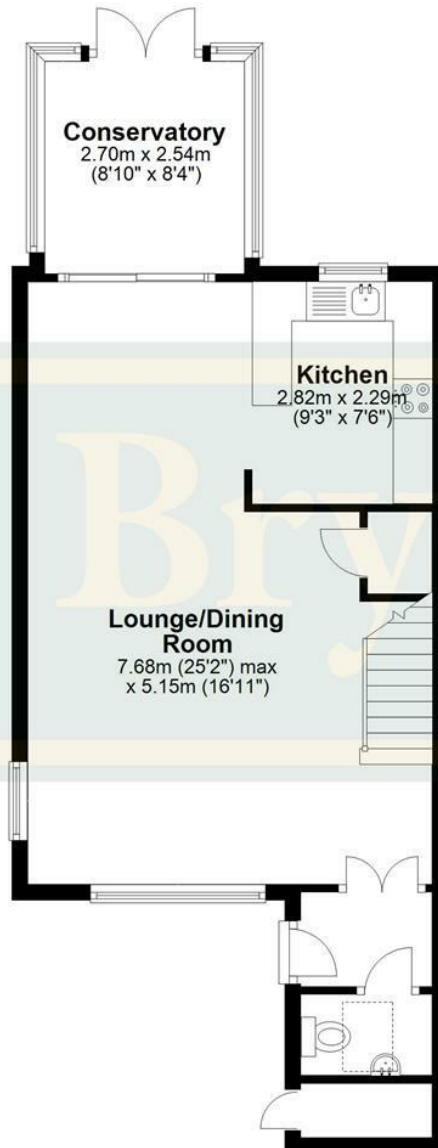
The attractive village of Tewin, arranged around two village greens and nestled between Welwyn Garden City and Hertford, is a highly desirable and sought-after residential area. The property is located in the very centre of the village, which provides excellent local amenities including a community-owned village store/cafe/post office, two pubs, an historic parish church and a thriving primary school. The latter has a swimming pool, which is open to families during the summer holidays. The Memorial Hall hosts many community and social activities and other events. Sports are catered for by popular cricket, tennis and bowls clubs. Nearby Tewinbury Farm boasts hotel accommodation, dining and entertainments. The nearest railway station is Welwyn North, less than 2 miles away, which provides fast regular services to London King's Cross in just 20 minutes. Access to the A1(M) J6 is only 3 miles away. The nearby towns of Welwyn Garden City, Hertford, Stevenage, St Albans, Knebworth and Hatfield also ensure that a wide array of facilities are within easy reach.





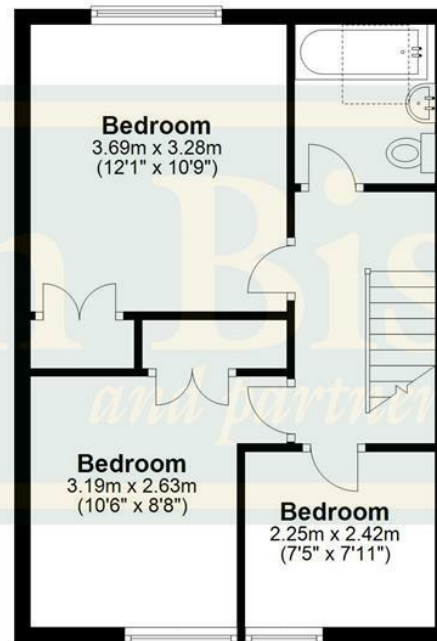
Ground Floor

Approx. 52.0 sq. metres (559.7 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.1 sq. feet)



Outbuilding

Approx. 12.4 sq. metres (133.8 sq. feet)



Total area: approx. 104.1 sq. metres (1120.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		64
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		









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